



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City Historic District ■ LAWYERS HILL Historic District

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

www.howardcountymd.gov

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June Minutes

Thursday, June 2, 2016; 7:00 p.m.

The fifth regular meeting for the year 2016 of the Historic Preservation Commission was held on Thursday, June 2, 2016 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, Maryland. Mr. Allan Shad moved to approve the May 5, 2016 minutes. Ms. Eileen Tennor seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; and Erica Zoren, Bruno Reich

Staff present: Samantha Holmes, Beth Burgess, Dan Bennett, Lewis Taylor, and Yvette Zhou

PLANS FOR APPROVAL

1. 16-26 – 8267 Main Street, Ellicott City
2. 15-71c – 8293 Main Street, Ellicott City
3. 16-27 – 8308 Main Street, Ellicott City
4. 16-28 – 3779 Old Columbia Pike, Ellicott City
5. 16-29 – 8390 Main Street, Ellicott City
6. 16-14 – 8318 Forrest Street, Ellicott City (continued from April and May)
7. 16-30 – 3733 Old Columbia Pike, Ellicott City
8. 16-23 – 6195 Lawyers Hill Road, Elkridge
9. 16-31 – 7239 Washington Boulevard, Elkridge, HO-829
10. 16-32 – 5735 Race Road, Elkridge
11. 16-33 – Retaining Walls between Parking Lot E and F, Ellicott City
12. 16-34 – 8454 Frederick Road, Ellicott City
13. 16-35 – 6130 Lawyers Hill Road, Ellicott City
14. 16-36 – 3820 Church Road, Ellicott City
15. 16-08 – 8505-8507 Main Street, Ellicott City (continued from March, April and May)

CONSENT AGENDA

16-26 – 8267 Main Street, Ellicott City

Install artwork.

Applicant: Bridget Graham, Howard County Tourism

Background & Scope of Work: The building dates to about 1940 and is located in the Ellicott City Historic District. The Applicant proposes to install an art sculpture of carrots to replace the current eggplant sculpture in front of the Howard County Welcome Center building. The art sculpture is part of the Howard County Arts Council and County Government program and will be there for 11 months. The sculpture is being created by the same artist who created the eggplant, “Aubergine” and this piece will be titled “Patricia’s Carrots.” The piece is a resin cast, coated in a clear automotive clear coat. The Applicant is discussing with the artist the possibility of having the sculpture mounted on the existing wooden block base. The base is secured to the concrete so that the sculpture cannot be accidentally upended or removed from the site.

Staff Comments: The Guidelines do not offer any recommendations for this type of project. However, the proposed sculpture will be smaller than many of the other art sites sculptures over the years and similar to the existing art approved last year at the Visitor’s Center. The sculpture reminds one of the agricultural heritage of the County and also of the whimsical storefront displays that abound on Main Street.

The sculpture will be drilled into the base and will not disturb the lawn in front of the building or impede the pedestrian right of way on the sidewalk. The use of the existing base location is preferred as it will not impede pedestrian traffic; it is also preferred over a lawn site, so that they do not have to add concrete into the lawn area.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

Motion: Ms. Tennor moved to approve per Staff recommendations. Mr. Roth seconded. The motion was unanimously approved for artwork installation.

15-71c – 8293 Main Street, Ellicott City

Final tax credit claim.

Applicant: Angela Tersiguel

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to SDAT the house dates to 1890. The Applicant has submitted documentation that \$9,150.00 was spent on eligible, pre-approved repairs to repair the roof. The Applicant seeks \$2,287.50 in final tax credits.

Staff Comments: The application complies with the work pre-approved and the cancelled checks add up to the requested final tax credit amount of \$2,287.50.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

Motion: Ms. Tennor moved to approve per Staff recommendations. Mr. Roth seconded. The motion was unanimously approved for final tax credit.

16-27 – 8308 Main Street, Ellicott City

Exterior alterations. Façade Improvement Program funds.

Applicant: Richard C. Winter

Background & Scope of Work: According to SDAT the building dates to 1920, but the Guidelines date the building to 1905. This building is located in the Ellicott City Historic District. The Applicant proposes to add a 22-inch deep by 7-inch high and 86.5-inch wide piece of granite on top of the existing top step leading into the building in order to create a deeper sill. The Applicant seeks Façade Improvement Program funds for the work. The Department of Inspections, Licenses and Permits has required the Applicant to change the swing of the doors in order to comply with the fire code. The doors need to swing out on to the street, instead of swinging in to the building. As a result, there needs to be a deeper sill or landing when the doors swing out to the street, instead of the current step down. The added granite will extend the landing out of the door, but not completely cover the top step, so that there is still a proper rise and run down to the bottom step.

Staff Comments: Chapter 6.C of the Guidelines states, “granite, a common building material in Ellicott City in the 18th and 19th centuries, is one of the most distinguishing characteristics of the historic district. Used most commonly on buildings constructed between 1800 and 1840, its use continued into the 20th century as seen...in the façade of the Talbot’s Lumber Company building (1905).” The addition of the step is required in order to comply with the fire code. However, the proposed granite step will match the existing granite steps and blend in with the building, which complies with Chapter 6.C recommendations, “maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible” and “if a masonry feature must be replaced, use material as similar to the original as possible, particularly if the materials are visible from a public road or are key elements of the building’s style or character.” Staff finds this guideline applies even though the step is being added and not replaced. The new step will be granite to match the existing steps.

Staff Recommendation: Staff recommends Approval as submitted. Staff also recommends tax credit pre-approval as the work is taking place as required to comply with safety and fire codes, but will maintain the original appearance of the building.



Figure 1 - Front steps

Façade Improvement Program: There is currently no funding left in the Façade Improvement Program. However if funding becomes available, Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical

Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: There was no testimony.

Motion: Ms. Tennor moved to approve per Staff recommendations. Mr. Roth seconded. The motion was unanimously approved for exterior alterations.

16-28 – 3779 Old Columbia Pike, Ellicott City

Exterior repairs and painting. Tax credit pre-approval. Façade Improvement Program funds.

Applicant: Margaret Maxson

Background & Scope of Work: According to SDAT the building dates to 1850. The Applicant proposes to paint the exterior of the building and seeks tax credit pre-approval and Façade Improvement Program funds for the work. The Applicant will replace and repair rotten wood as needed. The siding will be painted white and the shutters painted green, to match the existing color scheme. The porch ceiling will be painted sky blue and the porch floor will be a medium gray, also to match the existing colors.

Staff Comments: The application is considered Routine Maintenance as stated in Chapter 6.D, “replacing deteriorated siding or shingles with materials that exactly match the existing siding...and do not cover or alter details such as cornerboards, door and window trim and cornices” and “painting previously painted surfaces using the same color as the existing paint.” Rotten wood will be replaced in-kind or repaired as needed. All paint colors will match the existing. The work to the historic structure is eligible for tax credits per Section 20.112 of the County Code, but the work to the garage is not eligible as it is not a historic building.

Staff Recommendation: Staff recommends approval as submitted and tax credit pre-approval for the work, except for any repair and painting of the garage which is not a historic structure and not eligible for the tax credit.

Façade Improvement Program: There is currently no funding left in the Façade Improvement Program. However if funding becomes available, Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: There was no testimony.

Motion: Ms. Tennor moved to approve per Staff recommendations. Mr. Roth seconded. The motion was unanimously approved for exterior repairs and painting and tax credit pre-approval.

16-29 – 8390 Main Street, Ellicott City

Replace sign.

Applicant: David Carney

Background & Scope of Work: According to the Historic Sites Inventory form the building dates to 1938-1939. This building is located in the Ellicott City Historic District. The Applicant proposes to replace the signs on the building with news signs that will be the same dimension, color scheme and material. The signs will be located in the existing locations at both sides of the building. The signs will be 5 feet high by 3 feet wide for a total of 15 square feet. The sign will read:



Figure 2 - Proposed sign

There will be a comma between 'wine' and 'beer'; there was a small typo in the proof.

Staff Comments: The existing signs were approved by the Commission in 2008, but have been altered slightly over time to include 'beer' at the bottom. The new proposed signs will be the same as the existing, but have a small tag line at the bottom indicating the other products sold at the store. The sign complies with Chapter 11.A recommendations, "use simple, legible words and graphics" and "use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade." The sign will only have three colors and they are the same as the previously approved colors, which directly coordinate with the colors on the front of the building. Chapter 11.A recommends, "Emphasize the identification of the establishment rather than an advertising message on the face of the sign." The added tagline of "wine, beer & spirits" is very minimal text and would not be considered an advertising message. There are other signs that have been approved in the district with more text.

The new signs will be the same size as the existing signs. The signs are slightly larger than typically recommended, but comply with Chapter 11.B recommendations, "more sign area is appropriate for some of Ellicott City's larger buildings, where these limits would result in signs that are ineffective or not in scale with the building." The signs will be the same size as the existing, approved signs.

Staff Recommendation: Staff recommends Approval as submitted.

Façade Improvement Program: There is currently no funding left in the Façade Improvement Program. However if funding becomes available, Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-

approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: There was no testimony

Motion: Ms. Tennor moved to approve per Staff recommendations. Mr. Roth seconded. The motion was unanimously approved for the sign replacement.

16-14 – 8318 Forrest Street, Ellicott City (continued from April and May)

Install sign.

Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 2008. The property owner came before the Commission in April and May 2016 for approval to install various styles of sign. The Applicant requested the case be continued to the June meeting to obtain flat panel mock-ups from his sign maker. The new proposal for the Waverly sign will be 113 inches wide by 25 inches high, for a total of 23 square feet. The sign is shown below:



Figure 3 - Current proposal for approval

Staff Comments: Chapter 11 of the Guidelines explains, “Because most of the historic district was developed during the 19th century, before automobile travel, the district is scaled to the pedestrian. Signs in the district should reflect this heritage and also be scaled to the pedestrian. Because the signs will be close to viewers, quality and detail are more effective than overwhelming size.” Staff recognizes this building was built in 2008, is located at the far end of Parking Lot D and is one of the larger buildings in town. Chapter 11.B states, “in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign. More sign area is appropriate for some of Ellicott City’s larger buildings, where these limits would result in signs that are ineffective or not in scale with the building.” As such, this building has some leeway for a larger sign.

The Applicant and Commission agreed to continue the meeting after the Applicant mentioned another business would be installing a sign in the future. The current proposal is for flat mounted signs on the brick between the second and third floor windows, as shown above, with lighting provided by three gooseneck lights. The gooseneck lights comply with Chapter 11.A recommendations, “use indirect lighting or concealed light fixtures with concealed wiring to illuminate signs. If the light source will be visible, select a fixture compatible with the style of the building. Minimize glare by focusing the light on the sign.” The location of the flat mounted panels on the brick complies with Chapter 11.B recommendations, “Incorporate the sign into the façade of the building. Signs should fit within the lines and panels of the façade as defined by the building frame and architectural details.” There will be additional flat mounted signs on the building once the other businesses apply for them. These signs would also be located in the brick area, which complies with Chapter 11.B recommendations, “if there is more than one flat-mounted sign on a building façade, coordinate their locations. For example, signs may be placed in the same horizontal plane.”

Staff Recommendation: Staff recommends approval of the flat mounted sign to be placed on the brick area as proposed.

Testimony: There was no testimony.

Motion: Ms. Tennor moved to approve per Staff recommendations. Mr. Roth seconded. The motion was unanimously approved for the sign installation.

REGULAR AGENDA

16-30 – 3733 Old Columbia Pike, Ellicott City

Replace windows, paint and repair siding. Tax credit pre-approval.

Applicant: ECLH Inc & Marriner Enterprises

Background & Scope of Work: According to SDAT the buildings date to 1930. There is a row of buildings that make up the property at 3733 Old Columbia Pike. This property is located in the Ellicott City Historic District. The Applicant proposes to replace the wood windows with new wood windows, replace all rotten wood siding with new wood siding and paint all structures. The Applicant also proposes to replace the existing asphalt shingle roof with a new GAF Timberline HD asphalt shingle roof in the color Barkwood, to match the existing color. Any rotten wood on the roof will be replaced as needed. The gutters and downspouts will all be replaced with new K-style seamless gutters and downspouts and will be white to match the existing. The Applicant seeks tax credit pre-approval for the work.

The building that is currently red will be painted with Benjamin Moore PM-16 Country Redwood and the current green shutters and doors will be painted PM-12 Black Forest Green. The mustard color building at the main entrance will be painted PM-12 Black Forest Green. The black doors and red inserts on the mustard building will be painted PM-16 Country Redwood. The brown building at the end will be painted HC-71 Hasbrouck Brown. The carriage door inserts will be painted 2159-40 Amber Waves. The green and yellow building will be painted 2159-40 Amber Waves. All trim will remain white.



Figure 4 - Buildings along Old Columbia Pike



Figure 5 - Buildings along Old Columbia Pike

The Applicant proposes to replace all double hung windows on the front and sides of the building, per the itemized photograph that was provided. There are 17 six over six double hung wood windows and 3 eight over 8 wood windows. There is one opening, labeled #17, that is currently a vent and the Applicant proposes to install a six over six window in this space.

Staff Comments: The asphalt shingle roof will be replaced with a higher quality asphalt shingle roof in a color to match the existing. The work is not quite in-kind as the material will be a better quality and is different than the existing shingle. However, the application complies with Chapter 6.E recommendations, “use asphalt shingles that are flat, uniform in color and texture and of a neutral color.” The repair and in-kind replacement of rotten wood siding complies with Chapter 6.D recommendations, “maintain, repair and protect wood siding, wood shingles or log construction” and “when necessary, replace deteriorated wood siding or shingles with wood siding or shingles that match the original as closely as possible in width, shape and profile. Maintain the original shape and width of details such as cornerboards, cornices and door and window trim.”

The buildings will all be painted new colors, but the color scheme will remain very similar to the existing. The paint colors comply with Chapter 6.N recommendations, “use colors appropriate to the period and style of the building” and “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general, use calm or subdued colors, reserving bright colors for small, important details, such as doors or trim.” The buildings are attached

and will use a coordinated color scheme consisting of the same colors; for example the green shutter color on one building will be used for the siding on the neighboring building.

The replacement of the existing gutters with new white gutters complies with Chapter 6.E recommendations, “use gutters and downspouts of painted metal or prefinished aluminum in a color consistent with the building’s exterior walls or trim. Locate downspouts along natural vertical lines and corners of the building.”

There was an application in 1995 relating to the windows and it appears some windows were replaced at that time. The photographs of the windows that were submitted with this application do show some damage to the existing windows, but the severity does not appear to require replacement across the board. Staff finds that the repair of the windows would qualify for tax credits. Typically replacement would also qualify for tax credits, if the severity of the deterioration is beyond repair. The Guidelines recommend, “maintain and repair original window openings, frames, sashes, sills, lintels and trim. Maintain glass, putty and paint in good condition” and “restore window openings that have been filled in.” Regarding replacing the windows, the Guidelines recommend, “when repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, material, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing.” From the pictures provided and site visit, it does appear that repair to some windows is possible. Several of the windows appear historic, although not original, and new windows are unlikely to match those details. There are some windows on the lower level of the building that are a mix of vinyl and wood, in this instance replacement would bring consistency to the building.

Staff Recommendation: Staff recommends Approval of all items as submitted, except for the windows. Staff recommends the windows be repaired to the best extent possible and that replacement is limited only to windows that cannot be restored. Staff recommends tax credit pre-approval for the repair of the windows and tax credit pre-approval for the replacement of windows that are fully documented at the time of replacement to show why repair is not possible. Staff recommends tax credit pre-approval for the painting, replacement of rotten wood siding, roof and gutters.

Testimony: Mr. Shad swore in Ms. Courtney Kehoe. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Kehoe explained that they preferred to replace all the windows to make the repairs uniform. Ms. Kehoe brought a sample of the window (Jeldwen Premium collection) and stated the frame around the window would not be there, but it was the only available sample for the meeting. Ms. Holmes asked if all of the windows will be wood, and Ms. Kehoe stated yes. Mr. Reich asked if the replacement windows will match the existing style be double pane windows and have exterior grilles that will be attached and not snap in. Ms. Kehoe said confirmed they would be. The windows will be six-over-six and eight-over-eight to match the existing. Mr. Reich does not see an issue with the replacement of all windows in their condition at this time, which would make the building look more consistent than it does now. Mr. Roth stated future replacement may be hard for the exact match if some windows are repaired now versus replaced all at once. Ms. Tennor asked how many of the windows are currently vinyl. Ms. Kehoe stated about half the windows are vinyl. Ms. Burgess said there some windows that have vinyl around the jamb and the actual window was wood. Ms. Holmes stated some windows were replaced in 1995, but due to the lack of documentation at the time, it is not clear which specific windows were replaced. Mr. Reich stated the door in Figure 4 does not look historic and should be replaced in the future. Ms. Kehoe so noted. Ms. Zoren asked if the trim and shutters would match and remain in working condition. Ms. Kehoe stated yes.

Mr. Taylor confirmed the request was to replace the existing 6:6 and the three 8:8 windows would be replaced with 8:8. Ms. Kehoe said that was correct.

Motion: Mr. Reich moved to approve as submitted, with the exception that the storefront windows will not be replaced and tax credit-pre approval for all work. Mr. Roth seconded. The motion was unanimously approved.

16-23 – 6195 Lawyers Hill Road, Elkridge

Exterior alterations.

Applicant: David Errera

Background & Scope of Work: According to SDAT this property dates to 1932. This house is located in the Lawyers Hill Historic District. The Applicant proposes to make the following exterior alterations:

- 1) Remove railroad tie retaining walls at the entrance to the driveway.
- 2) Build new Belgard Belair segmental retaining wall system in the color Sable Blend, which is a dark gray color. The segmental retaining wall system is made of precast concrete block.
 - a. The front section of the new retaining walls that run parallel to Lawyers Hill Road will be repositioned so that they are set back about 6 to 10 feet from the road to improve the line of sight for vehicles exiting the driveway.
- 3) Remove three trees on the east side of the driveway in order to build segmental retaining wall.
- 4) Install low voltage lights under the capstone of each wall and along the driveway on trees.
- 5) Install a low voltage transformer on the east corner of the house and bury low voltage power cable from the house to the low voltage lights.

The application states, “the Sable Blend is a dark gray color that was selected to harmonize with the color and texture of the stone that is used in the Thomas Viaduct.”



Figure 6 - Aerial of property

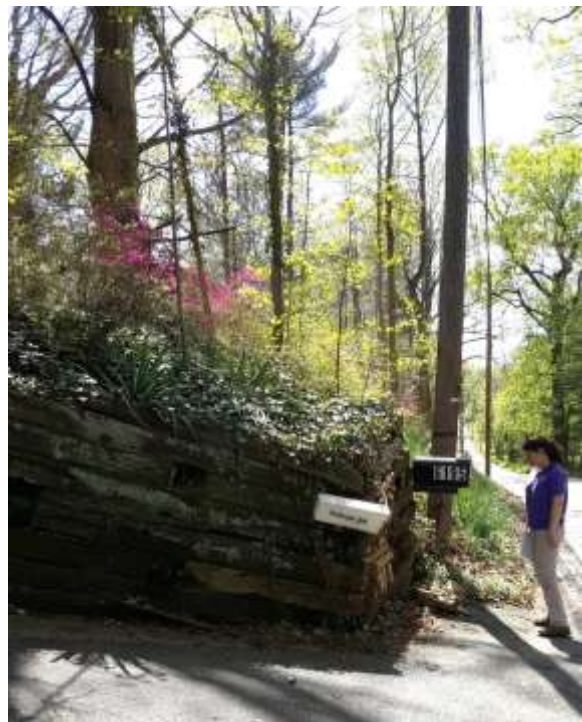


Figure 7 - Height of wall at street



Figure 8 – Existing driveway



Figure 9 - Panorama of driveway



Figure 10 - Existing driveway

Staff Comments: Chapter 9.D explains, “because homes in Lawyers Hill fit into the natural contours of the surrounding hills, the need for retaining walls has been minimized, and they occur infrequently within the District. Retaining walls in the District are generally low, brick or stone walls that have been built to form decorative structures such as a flower bed or water fountain. High timber retaining walls have been used at one driveway entrance to minimize the need to clear and grade the adjacent slopes. New retaining walls that will be visible from public roads or neighboring properties should be unobtrusive and constructed or faced with brick or stone.” Staff is concerned about removing the timber walls and replacing it with the concrete segmented wall system. The Guidelines recommend, “design new retaining walls to be low and constructed or faced with brick or stone.” Staff does not find the proposed material is appropriate as is it not brick or stone, but a concrete product. The Guidelines recommend against, “retaining walls faced with timber, concrete or concrete block, unless these walls are not visible from a public road or neighboring property.”

The Guidelines also recommend, “where higher retaining walls are required, consider using a series of short, stepped walls with landscape plantings rather than one single high wall” and “soften the appearance of highly visible new walls by planting vines or other landscape materials that will cover the wall.” Staff has inquired with the Applicant if he has considered grading the site to achieve either a lower wall, or no wall, or if he has considered terracing the wall to reduce the overall height of the wall. The Guidelines also recommend, “minimize the need for new retaining walls by designing improvements, including driveways and parking area, to minimize clearing and grading.” Staff finds this recommendation is unclear and does not know the intent of the statement as it seems contradictory. In this instance, slight grading would reduce the need for a high wall.

Staff has requested a plan of the proposed expansion on a plot plan to ensure the expansion will take place on the Applicant’s property, as the driveway is close to the property line. The three trees to be removed are large trees, most likely 12 inches or greater at diameter breast height. However, their removal for the expansion and setback of the driveway apron would not be an intrusive change as the area is wooded. The Guidelines recommend retaining trees and minimizing the “removal of mature trees and shrubs and provide for their replacement with similar species whenever possible.” As this site is wooded, Staff does not find their in-kind replacement is necessary, but would recommend planting trees or shrubs in their place if possible. The azaleas will most likely need to be removed, but Staff would recommend retaining them if possible or replacing any removed azaleas.

Updated Comments: The Applicant has been researching other options and Staff is interested to hear if any options have been determined to be feasible. Staff again suggests looking into terraced walls. Land will need to be removed when the walls are moved away from the street and instead of building a 6 foot tall wall, the wall could be terraced back away from the street (not terraced into the neighboring property). This would result in reducing a large expanse of masonry, as recommended by the Guidelines. Some examples are shown below:



Figure 11 - Examples of terraced retaining walls

The Guidelines also recommend retaining walls faced with brick. Another suggestion would be to build a concrete or concrete block wall as mentioned above, and face it with brick instead of stone. Some ideas are shown below. While the images are not site specific, they do give an idea of the material used in a wall setting.



Figure 12 - Examples of brick walls



Staff Recommendation: Staff recommends a concrete or concrete block wall with a stone or brick veneer be constructed. Staff recommends Denial of the segmental concrete block retaining wall product.

Testimony: Mr. Shad swore in Dave Errera. Mr. Roth recused himself since he lives next door to the Applicant. Mr. Errera explained that he researched veneered walls per the Commission's recommendations and obtained two estimates: one at \$47,000 and the other in the mid \$40,000's which are too high for his budget. Mr. Errera spoke with Earl Wright, a local stone mason, about the possibility of constructing four foot walls out of stone, for the cost of \$15,000 but he had not received a written estimated yet. Ms. Zoren inquired about the wall materials. Mr. Errera stated the walls would be stacked stone held in place with concrete, not a faced wall. Ms. Tennor stated the proposed material would be more consistent with the Lawyer's Hill neighborhood Mr. Errera stated the contractor said that not as much soil disturbance is needed and that less reinforcement is needed since the wall will not be as tall. Mr. Shad inquired if a shorter terraced wall could be done as shown in Figure 12, as it would be more attractive. Mr. Errera clarified that the proposed walls will not be terraced, but that the walls be

sloped upward to retain the soil in place. Ms. Burgess asked if excavation is needed to remove the soil for the shorter wall. Mr. Errera did not have the details at this time but will obtain them for the Commission at next meeting in August.

Motion: The application was continued to the August meeting and Mr. Errera will return with final plans for a stone wall.

16-31 – 7239 Washington Boulevard, Elkridge, HO-829

Advisory Comments

Applicant: Corridor Square, LLC

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-829, Rosa Bonheur Memorial Park. This project is before the Commission for Advisory Comments for the grading and construction of the main entrance drive to the adjacent development and the open space amenity area. The amenity area will include a covered open shade structure and benches, which will be located in the wooded section along Dorsey Road.

There are multiple parcels within this development, but the only land from the cemetery that is part of the development is the amenity area consisting of Lots 64 and 65, bordering Dorsey Road (shown in red below). The 7.27 acre remainder of Rosa Bonheur Memorial Park is not part of the development. The proposed amenity area consists of 1.28 acres of the 8.55 acre cemetery parcel.



Figure 13 - Aerial of site

The wooded area behind Rosa Bonheur, along Dorsey Road, will also serve as the main entrance into the apartment complex. The apartment complex will be on the neighboring site to the left of Rosa Bonheur, as shown in the site plan below.

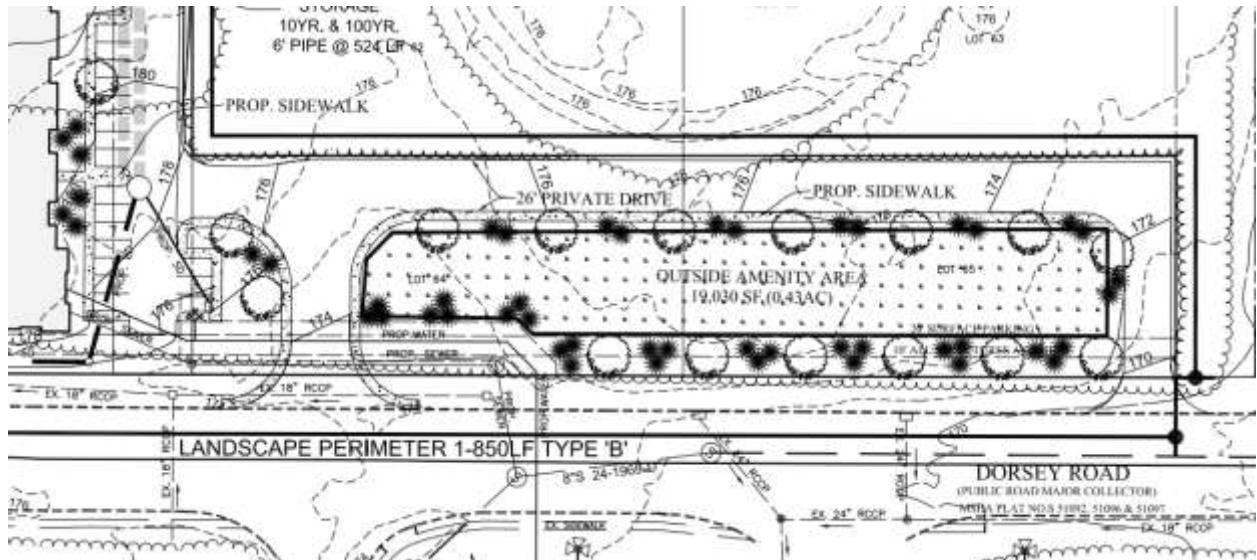


Figure 14 - Amenity Area site plan



Figure 15 - Corridor Square site plan

Staff Comments: The proposed entrance and amenity area is currently densely wooded. There are also reports and concerns of possible grave sites being in this area, although none are confirmed. Ground penetrating radar was used on other areas within Rosa Bonheur, but was not an option to use in this wooded area as the results would be inconclusive due to ground disturbance from the dense vegetation. A thorough survey of the wooded area needs to be performed to confirm that there are no burial sites among the trees. This should be accomplished through historical research, a professional evaluation of the area and probing of the area. Section 16.118 of the County Code states, “Cemeteries should be dealt with in accordance with subtitle 13 of this title. In any case, no grading or construction shall be permitted within 30 feet of a cemetery boundary or within ten feet of individual grave sites.” Additionally, Section 16.1304(3)(c) states that the “property owner shall submit to the Department of Planning and Zoning the documentation of the boundaries of the cemetery, and a plan showing how the cemetery will be accommodated with the development and how public access to the cemetery will be provided.” The Applicant should explain how Section 16.1304 of the County Code, Development or subdivision in a cemetery, has been addressed.



Figure 16 - View of the rear of Rosa Bonheur along Dorsey Road

There does not appear to be a relationship between the proposed amenity area and the cemetery. Staff would like to see a provision for access to the cemetery from Dorsey Road provided in the event that the Route 1 access to the cemetery is removed in the future due to development and traffic safety enforcement. The site plan also makes it seem that the loop drive in Rosa Bonheur will be slightly disturbed by the construction of the amenity area as the proposed fence and hedge bisect the existing road.

There is a sidewalk shown on part of the amenity area, but it does not continue around the whole area. Staff recommends the sidewalk be continued to create an entire loop for pedestrian use, as this is a proposed amenity area. Pedestrian access and crosswalks should be provided across the new road to guide visitors into the cemetery.



Figure 17 - Amenity space rendering

Additionally, the site is part of a cemetery, which should be recognized through the site design. Staff recommends there be signage added recognizing the cemetery and historic site and parking should be available to those wishing to visit the cemetery.

If any graves are found during construction, all work should immediately stop and the Department of Planning and Zoning should be contacted.

Staff Recommendation: Staff recommends:

- 1) Signage be created and installed for the cemetery.
- 2) An enhanced entryway for access to the cemetery be created.
- 3) A thorough analysis of potential burial sites be researched prior the start of construction.
- 4) The sidewalk be continued around the entire perimeter of the amenity area and include pedestrian access to the cemetery.
- 5) All laws pertaining to the Cemetery Preservation Act of 1993 be followed.

Testimony: Mr. Shad swore in Mark Levy and Chris Ogle. Mr. Levy stated the remainder of the Memorial Park is 6 acres, not 7.2 acres as noted in the Staff Comments. Mr. Levy stated he was unsure why additional signage for the cemetery was needed when there is currently direct access from Route 1 to the cemetery. Mr. Levy said there are no graves or evidence of graves on the 1.28 acres and they will submit that evidence to DPZ when they submit the SDP for review. Ms. Holmes asked how that was confirmed. Mr. Levy stated Goodwin Associates was hired and conducted a physical and historical research of the area. Mr. Levy said they also reviewed the analysis from the Community College. Ms. Holmes stated that report did not focus on the wooded area. Mr. Levy said he did not find the information on the report to be pertinent. Ms. Burgess explained that they did not want anyone relying on the report for the entire area, since it did not address the wooded area.

Ms. Holmes clarified that the recommendation for signage was not for vehicular purposes, but was intended to be pedestrian oriented/historical signage so that someone at the amenity area could read about the site and history of the site. Mr. Levy said if the neighbors want it and if it is appropriate, they will cooperate.

Ms. Tennor asked if there had been discussion about the connections between the open space area with the representatives of the cemetery. Mr. Levy said a meeting was planned for the week of June 20th to discuss the neighbors' concerns. Mr. Ogle explained the amenity area needs to connect to the apartment as well. Mr. Roth asked if the property was CAC zoned (Corridor Activity Center). Mr. Levy said the property was zoned was TOD (Transit Oriented Development). Ms. Tennor stated the relationship between the open space amenity area and the cemetery loop drive was very close together. Mr. Reich said there only appears to be 5 feet between the drive and the property line of the amenity area and that it is really tight. Mr. Reich said the drive looks very wide and that it's odd to not have parking. Mr. Ogle stated the current drive is 26 feet wide but may be reduced in size. He said that fire and rescue requires two points of access to the property. Ms. Zoren asked if fire and rescue was okay with the proposed access and explained that the second access point that is farther away doesn't provide access to the building because it connects to the same point.

Mr. Shad swore in Candy Warden from the Rosa Bonheur Society. Ms. Warden said the Rosa Bonheur Society is mainly in favor of the development, but have concerns and suggestions dependent upon the accuracy of the plans presented. She said if the development intrudes on the cemetery parcel it will be a violation of the Cemetery Preservation Act of 1993. She said that it is very important that Lots 64 and 65 and the apartment building and parking areas do not encroach on the cemetery parcel. She explained

that there are both pet and human remains at the cemetery, which has been in use since the 19th century. Ms. Warden stated the developer needs to take precaution and do all perform investigation to make sure there are no remains on these parcels. She said they are concerned about the cemetery being properly buffered and that fencing and landscaping are needed between the amenity area and cemetery to reduce noise and limit pet waste. Ms. Warden said the cemetery has French drains, which may negatively interact with the developments infrastructure interaction. She said the development has the potential to be beneficial to the Elkridge community as long as cemetery preservation laws are followed and concerns of the community and families of loved ones buried at cemetery are addressed.

Mr. Roth asked if it was a pet cemetery. Ms. Warden replied that there are at least 25 human remains buried there as well. Mr. Levy said they researched the property prior to the purchase and found physical evidence of 11 human remains. He said that historic evidence shows there are 17 human remains, but 6 cannot be found. He said this information will be given to DPZ. Ms. Warden stated they are in contact with the families of the 25 human burials there, and that there may be more.

Ms. Zoren requested the drive could be made one way. Mr. Ogle stated a traffic study would need to be done before decision. Mr. Levy agreed with staff comments and will continue to follow all laws in preservation of cemetery and address community's concerns.

Motion: The Commission did not make a motion, but provided advisory comments. Ms. Tennor said there should be a more gracious transition between the entry open space and cemetery rather than hardscape impinging on the circular drive. She wanted them to work with the geography of the existing site. Ms. Zoren said the second entrance for the loop seems to be unnecessary but understood Fire and Rescue requirements. She said there should be more of a buffer between the existing cemetery loop and the fire lane access. Ms. Tennor summarized that the Applicant generally agreed with the staff comments and was open to making signage for the cemetery access point, and that he would enhance the entryway for the open area and the cemetery access point. She confirmed he has done a thorough analysis for burial sites, but will work with the community to determine other burial sites. Ms. Tennor said to include a sidewalk around the amenity area with pedestrian access to cemetery. The Commission concurs with the Staff recommendations.

16-32 – 5735 Race Road, Elkridge

Advisory Comments and Determination of Architectural Compatibility for Conditional Use.

Applicant: Daniel Wecker

Background & Scope of Work: This house is listed on the Historic Sites Inventory as HO-367, part of the Elkridge Furnace Complex. The Applicant proposes to add an ADA accessible ramp to the building and a patio. A permanent tent structure has already been constructed next to the building. The Applicant seeks a determination of architectural compatibility for the alterations and seeks Advisory Comments as required for a future site development plan submission to the Department of Planning and Zoning.

The application explains that “the existing use of the home is storage for the ElkrIDGE Furnace Inn. The proposed use for the building is a handicap accessible bathroom, warming kitchen, cocktail space and storage...The proposed structure is a permanent tented patio area that will be used for hosting catered functions. Existing landscaping includes a 100-foot greenhouse located approximately 50 feet behind the proposed tent, existing seasonal vegetable garden approximately 25 feet from proposed tent. Proposed hardscaping includes a brick walkway from the parking area to the tent, seasonal planting and additional plants.”



Figure 18 - Aerial of site

The ramp will be added on the rear of the brick structure, adjacent to the side of the frame addition. The ramp will be constructed out of concrete and have a forged steel handrail painted black. There will also be a porch/landing area and steps leading off of the side door, next to the ramp, leading to a paved patio. The porch and steps will be constructed with EP Henry Coventry block concrete pavers in the color ‘Dakota Blend.’ The patio and tent paving material will be Nicolock Pavers in the color ‘Oyster Blend.’

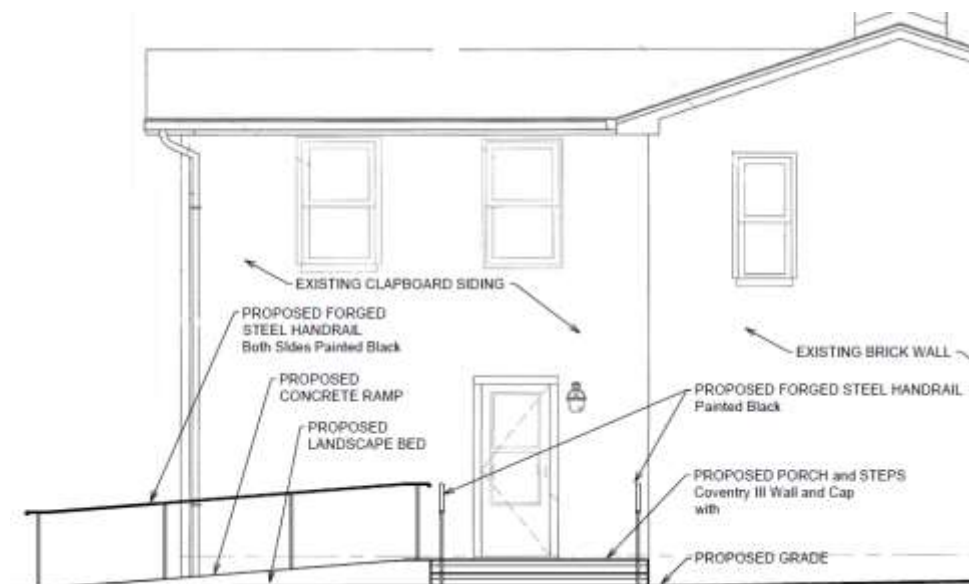


Figure 19 - Proposed alterations



Figure 20 - Existing side of building

Staff Comments: The proposed changes and existing alterations comply with the Secretary of the Interior Standards for Rehabilitation, “new additions, exterior alterations, or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment” and “new additions and adjacent or related new construction shall be undertaken in such a manner, that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” The historic building will not be damaged or irreversibly altered by the construction of the porch, ramp or tent. Additionally, if this building ever reverted back to a private residential use, the items could be removed. The

pavers are a modern paver, but are compatible with the historic brick on the building. Black metal railings are frequently used on historic buildings and this railing is very simple in design.

THE PROPOSED PORCH, STEPS, PATIO and WALKWAY



Figure 21 - Pavers for patio and tent

While the tent structure is quite large in comparison to the historic house, it is set off to the side of the house and the view of the house is not disturbed. Vegetative screening has been added against the street. The same materials are used in the tent structure, so all hardscaping on the site is consistent and compatible with the historic building. Staff recommends adding vegetative screening behind the historic house and tent to screen the greenhouses from the viewshed of the historic building and tent.

Staff Recommendation: Staff finds the proposed changes are architecturally compatible with the historic structure as they adhere to the Secretary of the Interior Standards for Rehabilitation. Staff recommends additional landscaping be added to screen the view of the greenhouses.

Testimony: Mr. Shad swore in Adam Baker and Daniel Wecker. Mr. Baker noted a correction on the Staff report where the application said that that the tent was a permanent structure and it is actually a temporary structure. Mr. Taylor asked if they applied for the conditional use. Mr. Baker said that the application was withdrawn, will be resubmitted shortly. He explained that the land is currently zoned R12 and is used for storage. Mr. Baker said the Conditional Use is to convert the historic property to a use other than residential, in order to host private events. The house will be used as a warming kitchen

and restroom at that location. Ms. Tennor asked how the tent is a temporary structure with a masonry floor. Mr. Baker stated for safety reasons, the tent needs to be anchored to the patio. Ms. Tennor asked how often they anticipate taking the tent up and down. Mr. Wecker stated the tent can be taken down in one day but it's not in their intention to do so. Ms. Holmes asked if the canvas is on the tent. Mr. Wecker said no. Ms. Tennor asked what the tent will look like. Mr. Wecker said all the sides of the tent can open and it will be heated/cooled in season. Mr. Roth asked if it was similar to the tent at the Furnace Inn and Mr. Wecker said it is similar. Mr. Reich noted the plan is a good solution as it keeps the historic house and the tent is a temporary structure. The Commission discussed the Staff recommendation for landscaping. Mr. Wecker stated he has been practicing farm to table for 29 years and his guests enjoy seeing where the food grows. Mr. Wecker intends to have landscaping to soften the area between the greenhouse and tent, but does not want to hide the building.

Motion: Mr. Reich moved to find the application compatible with the historic area. Mr. Roth seconded. The motion was unanimously approved. The Commission confirmed they are in agreement with Staff's Advisory Comments.

16-33 – Retaining Walls between Parking Lot E and F, Ellicott City

Retaining wall repair/replacement.

Applicant: Brian Cleary, Howard County Department of Public Works

Background & Scope of Work: The retaining walls are located in the Ellicott City Historic District between Parking Lot E and F and are historic, granite walls dating back to the origins of the town. The retaining walls are in poor condition and are failing. Howard County has conducted an inspection and inventory of the retaining walls along the Hudson Branch in Ellicott City. The application explains that, "As part of that inspection, several retaining walls were identified as needing varying degrees of maintenance from vegetation removal to full replacement. The walls between Parking Lots E and F were among those walls identified as requiring repair and quickly became a priority, specifically wall 9A...It was identified as being in serious condition with failing joints, bulging, loose and missing stones and most noticeably it is leaning toward the stream." The application states that walls 9A and 8A will likely be replaced with reinforced concrete cantilevered retaining walls. There will be a stone veneer on the walls, similar to the walls found at Parking Lot E.



Figure 22 - Retaining wall 8A to be replaced

The other wall to be addressed is Wall 9B, which is in the area of the foundation of the building at the corner of Court Avenue and Main Street. This wall is in poor condition with voids up to 10 inches deep. The application explains that "tuck-pointing will be used to fill in the missing material accompanied with possible placement of stones as needed to fill in gaps that are too large. Since design is still in the early phases it is uncertain what type of wall will be utilized beyond the foundation of the building since the condition of that wall deteriorates upstream from the foundation." The



Figure 22 - Proposed replacement wall. Above wall located in Parking Lot E

wall design could be a wall similar to that proposed at 9A, a reinforced concrete cantilever wall, or an imbricated wall.

Wall 8B also requires replacement. This wall could also be replaced with an imbricated wall. The application explains, “the imbricated wall will likely be used for replacement of walls 8B and 9B...it will better imitate a natural stream edge maintaining the stream section.

The application explains, “the objective of the project is to replace the retaining walls in place while maintain the floodplain section so there will be no impact to the floodplain elevations. Many of the walls presented in this document will require a fence/railing along the tops due to their height. It is anticipated that a square wooden post and rail fence will be placed at the backs of the walls where necessary. Additionally there may be standard guard rail where the proximity of parking necessitates.”

Staff Comments: Chapter 9.D states, “Granite features, especially those visible from public ways, should be preserved with the same attention given to historic buildings. They provide a strong link not only to the town’s past, but also to its unique topography.” The Guidelines go on to say, “retaining walls of granite, brick or timber may be appropriate, depending on the context. Concrete walls can be used in locations with very little visibility. New granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City’s typical stonework can be appropriate in visible locations.” The proposed reinforced concrete cantilevered walls will be faced with stone, similar to the wall in Parking Lot E. The use of the stone veneer complies with the Guidelines, as the concrete is needed to safely rebuild the wall. However, Staff is concerned about the visual appearance of the proposed random pattern stone veneer next to the historic stacked granite block wall. The treatment to Parking Lot B after the train derailment is an example of mixing a historic wall with a modern wall (originally the new wall in Parking Lot B was going to be larger and less of the historic wall was going to be visible). This wall turned out different than originally proposed as more of the original wall remains visible, as shown below, and the end result is a mixture that needs to be avoided in the future. The example of the veneer in Parking Lot E is a good color of stone to use though, as it is compatible with Ellicott City granite, but the pattern is too random.



Figure 23 - Replacement wall next to historic wall at Parking Lot B

Over the past several years Ellicott City has dealt with several failing walls and each wall has been repaired or rebuilt differently. It is a unique situation that the town is in, as granite walls are a prominent feature for retaining land, houses and the rivers. As these walls fail and are rebuilt, the designs need to not only be consistent, but aesthetically pleasing. The Guidelines explain, “the Ellicott brothers brought workers, including stone cutters, with them when they settled and built. Stone quarries were established on both sides of the Patapsco River and continued to operate into the 1870s,

with two quarries and two granite cutters listed in the 1878 Hopkins' Atlas. The first Ellicott's Mills buildings were wood, but many early buildings were granite. This early granite construction, combined with the area's natural rock outcropping and steep terrain, established patterns of construction and land development that remain today as important elements of the town's environment." To date, there has not been a repair or replacement project completed that can be identified as the one solution for Ellicott City's wall problem. As this project has the potential to be quite large, Staff wants to make sure the replacement material is the most appropriate. While the proposed stone would be fine for a new wall, Staff finds it does not look appropriate next to the large historic block walls and draws more attention to the repair as the contrast between the new all and historic granite is quite obvious. In areas where the wall will be replaced in entirety, Staff finds the proposed replacement will match the treatment that was done in Parking Lot E. However, that again creates a variety of wall types around town. In areas where historic stone block will remain and only small sections of replacement will take place, it may be more appropriate to have a different type of veneer. While brick would not have been used to construct a river bed, concrete can be stamped and stained to look like brick and that could be an option for the facing of the wall next to a historic stone.

The new wood fence will match the design and style of the existing wood fence along that stretch of stream. The fence complies with Chapter 9.D recommendations, "install open fencing, generally not more than five feet high, of wood or dark metal." Additionally, Staff finds the use of a black metal fence, similar those found at various county properties in Ellicott City such as the Firehouse Museum on Church Road and Tiber Park would also be an appropriate choice and they are more frequently found in the historic district and also comply with the Guidelines.

Some of these walls fall on private property, but the Department of Public Work is working with the private property owners on this project.

Staff Recommendation: Staff recommends Approval of the project as submitted in concept; for areas of entire wall replacement, Staff recommends Approval as submitted. For areas of small replacement, Staff recommends an alternative veneer be identified and renderings mocked up for approval prior to construction.

Testimony: Mr. Shad wore in Brian Cleary. Ms. Tennor asked what material will be used to fill in the voids in the wall. Mr. Cleary stated that mortar will be used to match the existing and they may use existing stone found in the stream. He said the intention is to mend the wall instead of bringing in new material. He said that Wall 9B on Court Avenue is part of a foundation wall and they would like to fill in the gaps and get it into a stable condition. He said that beyond the 9B wall they would use an imbricated wall, which would use large stone and is good for stabilization along a stream edge.

Mr. Cleary said the entire wall is being replaced and the only place that would be tied into is the foundation wall, but otherwise there will not be a transition to larger granite stones. Mr. Cleary explained they are proposing to use the same stone veneer stone that was used on the Lot E emergency wall repair, so there will be consistency. Mr. Reich stated the historic aspect would not be preserved if new wall is a veneer. Mr. Bennett expressed concern with the ability of the veneer wall to withstand flood water. Ms. Zoren explained that she did research earlier about stone walls and found techniques to stabilize historic walls, such as composite fill injection and core drill. She explained these have been used at the C&O Canal and other structures in Washington, D.C. Ms. Zoren recommended Mr. Cleary research all resources to stabilize the structural integrity and preserve the historic walls. Mr. Cleary explained the reasoning behind the decision to use the cantilevered wall and the stone veneer.

Mr. Cleary said 9A and 8A will be fully replaced with a cantilevered wall and that 9B and 8B will be an imbricated rock. The foundation of the buildings will be tuck pointed. Mr. Cleary stated the bottom of 9A is original granite but upward is composed of mixed stone materials.

Ms. Holmes asked the Commission if they had any thoughts on a different type of veneer, other than stone, that would be compatible with the historic granite block. No one had any other thoughts. Ms. Tennor asked if less mortar can be achieved using veneer. The Commission suggested using a more square/rectangular veneer as opposed to the proposed rubble appearance.

Mr. Cleary explained he was not in the selection process for the walls previously installed and DPW would like to use the same stones as prior. Mr. Reich recommended using Ellicott City stones found in the soil to rebuild the wall to look historically correct. Ms. Tennor asked if the Commission could make a distinction between highly visible walls and non-visible walls are treated. Ms. Tennor said the nonvisible walls should be concrete walls and the visible walls should be granite block. Ms. Holmes pointed out that 9A consists of granite, brick and concrete and was a mix of materials. Mr. Reich agreed that was appropriate. The Commission recommended DPW to replace wall bricks in kind to preserve the historical aspect of the wall.

Motion: Mr. Reich asked DPW to comeback with solution to match original granite walls and the case was continued to August.

16-34 – 8454 Frederick Road, Ellicott City

Construct bridge and other site alterations.

Applicant: Tim Ebel

Background & Scope of Work: According to SDAT the building dates to 1899. This property is located in the Ellicott City Historic District. The Applicant proposes to add a vehicular bridge to the property, which will span from the property adjacent to Frederick Road across the stream bed. There is currently only a narrow footbridge providing access to the home across the stream. The proposed bridge would provide emergency vehicular access and utility vehicular access. The bridge would also provide enhanced visibility to safely exit the property on to Frederick and would provide safer entry into the home during inclement weather.

The proposed bridge to be used is a Pratt Pony Truss Bridge called the Hubbel Station Bridge from Indiana. The bridge is a historic bridge dating to 1905. The truss bridge is similar in design to other bridges found around Ellicott City. The application explains, “The bridge placement is designed to utilize the existing apron and driveway for minimal environmental impact and not to obstruct current visibility of the home.” The bridge will be located at the lowest elevation allowed per the Howard County Flood Plain Code Guidelines. There will be no removal or changes to any of the existing structures. The bridge is 60 feet in length and 14.1 feet wide and 9 feet in height at tallest point. The bridge weighs 14 tons. The Applicant would like to install the bridge in its current



Figure 24 - Hubbel Station Bridge in original location

state, which is a natural rusted patina with bits of green paint remaining. However, the Applicant is also open to painting the bridge black if desired by the Commission.



Figure 25 - Natural color of bridge



Figure 26 - Property at 8454 Frederick Road as seen from street



Figure 27 - View of house from driveway

Bridge abutments will need to be constructed to support the bridge. The abutments will be poured concrete, with a textured stone pattern to simulate the existing stone wall. The concrete will be tinted gray. The abutments will be below Frederick Road, nestled into the hill. As shown in the photo above, the area will not be visible from the road and will be minimally visible from the house. A black metal railing will be built to match the pattern found on the vehicular bridge. The railing will be located on the stream side of the driveway.

The driveway from Frederick Road will be asphalt and transition to wood decking over the bridge. Drivable grass pavers will be installed on the other side of the bridge, next to the historic house instead of having the area paved for vehicles.

Staff Comments: The Guidelines do not offer recommendations for this specific scenario. However, Chapter 8 on New Constructions recommends, “use materials common to the historic district...and compatible with materials used in the immediate vicinity.” The existing footbridge leading across the river is a black metal bridge. The proposed bridge is also a historic metal bridge, which the Applicant proposes to leave in its natural aged state. As mentioned in the application, there are also similar style bridges around Ellicott City.

The bridge installation will only minimally impact the environment as needed to place the footings for the new bridge on either side of the river, which complies with Chapter 9.A recommendations, “minimize grading by siting new structures and other improvements to make use of the land’s natural contours. When necessary, use appropriately designed retaining walls...to create the minimum level area needed for a new use in accordance with historic development patterns.”

Chapter 9.D recommends against, “new driveways, parking areas, walkways, terraces or other features that substantially alter the setting of a historic building.” While the addition of a bridge will alter the setting of the historic building, Staff does not find that it will negatively do so. Additionally, the need for the bridge from a practical and safety standpoint is an important consideration. In the current condition with only the narrow pedestrian footbridge, it would be difficult for emergency workers to access the house for a fire or emergency medical situation.

Overall the application complies with Chapter 9.D recommendations for landscape and site elements, which recommends, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The historic bridge will match other bridges found within the Ellicott City area. The bridge will be a dark, naturally aged metal and will blend in to the wooded area over the stream. The railing will be a dark metal, as recommended by the Guidelines, which will also match other railings on site and within the historic district. The new railing complies with Chapter 9.D recommendations, “install open fencing, generally not more than five feet high, of wood or dark metal.”

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad swore in Tim Ebel. Mr. Ebel said the staff report summarized his intent and explained how it is difficult to get in and out of the driveway, especially on wet days. He explained that they picked the bridge because it was period correct and has historic significance. Mr. Ebel obtained the bridge from bridgehunters.com as there’s been a movement to prevent old bridges from being turned to scrap metal and repurpose instead. The pedestrian footbridge will remain and is keeping the stream

bank together as his wall is failing too. Mr. Reich pointed to the double yellow lines on the plan and Mr. Ebel confirmed that is the area where the proposed bridge will be installed. Mr. Ebel explained that the driveway is currently parallel to Frederick Road. Mr. Ebel said that he will have a 35 inch grade on the Frederick Road side, which will lessen his grade getting out of the driveway. Mr. Reich asked if Mr. Ebel owns the stream property and Mr. Ebel responded yes.

Ms. Tennor recommended keeping the existing finish. Mr. Ebel said that was his preference.

Mr. Reich asked if the construction will be in the flood plain. Mr. Ebel responded that the 60 foot bridge will be out of the floodplain due to the elevation. Mr. Ebel also stated he has obtained all the necessary approvals already for construction. Ms. Zoren commended the Applicant on making a responsible choice that fits in with the historic district instead of using the cheapest option.

Motion: Ms. Tennor moved to approve application as submitted. Ms. Zoren seconded. The motion was unanimously approved.

16-35 – 6130 Lawyers Hill Road, Ellicott City

Exterior repairs/alterations, tax credit pre-approval.

Applicant: Daniel Roth

Background & Scope of Work: According to MDAT the house dates to 1890. This building is located in the Lawyers Hill Historic District. Last year the Commission approved a different application for repairs to the house, but the contract purchaser at the time did not follow through with the sale. The current Applicant is the new owner, who has not appeared before the Commission before. The Applicant proposes to make the following repairs and alterations:

Repairs

- 1) Paint the entire house green with off-white trim and black shutters to match the existing.
- 2) Repair damaged wood shutters, replace as needed with new wood shutters. The shutters will remain black.
- 3) Repair and replace cedar shake as needed and paint green to match the existing.
- 4) Repair existing light fixtures at the front porch and south (front) entrance.
- 5) Repair and paint the south side (front) door, Door #1.
- 6) Repair door #4, which is located at the basement entry (this is labeled incorrectly in the photos as door #5, but is labeled correctly in the Applicant's write up).
- 7) Replace rubber membrane roof on low pitched area at the rear with rubber membrane.
- 8) Replace tin roof on porch with tin.
- 9) Replace gutters in current location around upper sunroom at the rear of the house and around the side porch. New gutters to match the existing. There are no other gutters currently on the home.

Alterations

- 10) Replace the existing 3 tab asphalt roof with a new gray architectural shingle.
- 11) Add a large cricket into the existing roof, as shown on renderings, to remove a void where water is collecting.
- 12) Eliminate rear chimney in order to make interior alterations.
- 13) Repair and paint all existing windows, except the following:
 - a. Change the size of the two windows on the first floor in the northwest corner of the home to allow room for base cabinets in the proposed kitchen area. Existing windows

are 69 inches tall and 39 inches wide. Proposed sizes would be 24 inches tall by 39 inches wide.

- b. Remove the smaller window on the second level the south side (front) of the house because it is not consistent with the symmetry of the design and sits partially behind the shutter of the adjacent window.
- 14) Remove door #3, which is located on the side porch and is the current main entrance into the home. The door will be removed and covered with siding.
- 15) Replace door #2, a double French door, with a single hinged wood Craftsman style door. This door is to become the main entrance to the home. The application states, "replace with a shingle hinged wood door that will be period correct. This is the proposed main entrance to our home, as we plan to try and make this home secure, the existing French doors were not designed to be energy efficient or secure, and therefore we would like them to be replaced. New door size is 40 inches by 80 inches."
- 16) Replace door #5 at the rear of the house (above the basement door) with a 9-lite over 2-panel wood door to be painted off-white.
- 17) Rebuild the side porch. The existing porch will need to be completely removed and rebuilt. The application states, "the plan includes installing primed wood decking that is period correct and paint a grey color. The existing columns are steel, but we propose to replace them with round wooden columns and a colonial style wooden hand railing will also be installed. All trim boards, posts, and hand-rails will be painted the same off-white color to match the windows and doors."
- 18) Add a 16x20 foot deck off the rear of the house. All decking and railing to match the side porch.
- 19) Make foundation repairs – the post footers at the side porch near the main entrance have settled and the interior floors, windows and door jams at these areas show signs of settling. Repairs will be made to footings and block walls will be installed 3 feet below grade at these locations after corrections are made to level floors. Necessary landscaping and grading will be done to prevent further issues at these areas.
- 20) Add gravel driveway and parking area off the existing parking pad to allow safer parking off of the shared private driveway.

Staff Comments: The Applicant proposes extensive repair and renovation to the home. Generally the repair items complies with Chapter 6 recommendations for the rehabilitation and maintenance of existing buildings, such as, "repair and maintain building materials that are original or that have taken on architectural and historic significance of their own." However, some of the proposed alterations, such as to the windows and doors, do not comply with Chapter 6 of the Guidelines, which recommends against, "removing original materials that can reasonably be repaired" and "replacing original features with new features that are not similar in scale, proportion, detail or texture."

Repair

Items 1-9 comply with the recommendations in the Guidelines are generally are considered Routine Maintenance. The building will be painted to match the existing color scheme of green, white and black. This complies with Chapter 6.O recommendations, "use colors that were historically used on the building." The painting is considered Routine Maintenance, "painting previously painted surfaces using the same color as the existing paint." The shutters will be repaired and those that are severely deteriorated will be replaced in-kind with wood louvered shutters and will be painted black. The replacements will match the existing, which complies with Chapter 6 recommendations, "for replacements, install wood shutters or wood blinds that maintain the size, proportions and locations of the originals." The cedar shake will be repaired and shingles replaced as needed, which complies with Chapter 6.E recommendations, "maintain and repair existing wood siding or wood shingles" and "when necessary, replace deteriorated wood siding or shingles with materials that match the original as closely as possible in texture, size and shape." This work is also considered Routine Maintenance per Chapter

6.E, “replacing deteriorated siding or shingles with materials that exactly match the existing siding or shingles.” The repair and reuse of the existing light features is considered Routine Maintenance per Chapter 9.F, “maintaining and repairing existing lighting features.” The front door facing the street will be repaired and painted off-white to match the existing. The basement door, door #4, will also be repaired and painted to match the existing. This repair complies with Chapter 6.K, “maintain and repair original doors, door frames, sidelights and transoms; weatherstrip doors to reduce air infiltration.”

A rubber membrane roof on the low pitched area on the rear of the house will be replaced with rubber to match. The porch roof is currently tin and will be replaced with a tin roof, which is considered Routine Maintenance. However, Staff would like to see a spec sheet for the proposed metal roofing, which was not provided, to confirm it will be an in-kind replacement. The gutters will be replaced in the existing locations, using a material and style to match the existing gutters, which is considered Routine Maintenance per Chapter 6.H, “maintaining gutters and downspouts and installing replacements of a similar size, location and finish, in the same color or a color consistent with the exterior building walls.”

Staff recommends tax credit pre-approval for Items 1-9.

Alterations

The Applicant proposes to replace the existing asphalt roof with a new gray asphalt roof using an architectural shingle. At that time, the Applicant will also add a large cricket into the existing roof in order to remove a void where water is collecting. Chapter 6.H recommends to “maintain the original roofline.” However, in this instance, the alteration will be fixing a problem in the design of the roof, where water is collecting. The replacement of the asphalt shingle with an architectural asphalt shingle is not Routine Maintenance, but is a very similar material. Chapter 6.H considers Routine Maintenance to be, “replacing roofing with new material that exactly matches the original.” The original material was removed a long time ago, and the asphalt will be replaced with an upgraded type of asphalt shingle.



Figure 28 - Side and rear windows to be shortened

The proposed removal of the brick chimney does not comply with the Guidelines. The Guidelines explain, “the numerous corbelled or straight brick chimneys...are highly visible and characteristic features of Lawyers Hill’s historic buildings and should be preserved.” In this instance the chimney design is a bishop’s cap and is an ornate chimney designed that should be preserved.



Figure 29- Front window on house proposed to be removed

The repair and painting of the existing windows is Routine Maintenance and eligible for tax credits per Section 20.112 of the County Code. Chapter 6.I of the Guidelines explains, “window arrangement, size

and shape are important in establishing the proportion, scale and character of a building. The materials and details of window frames, sashes and trim also contribute to the building's character and should be preserved whenever possible." The proposal to change the size of the two window openings on the side and rear of the structure do not comply with Chapter 6.I recommendations, "maintain existing window openings." The Guidelines do go on to say, "If openings must be removed, added or altered to accommodate changes such as enlargement of the building, limit such changes to the sides and back of buildings (not on primary facades or facades visible from a public road). The rear window is not visible from the road. There is a repetition of size with the first floor side windows, which together are a defining side of the building. Staff finds this side window should remain the same size, but that the rear window is less visible, not part of the row of windows on the side and that alteration of that window would not be as destructive to the integrity of the property.

Likewise, the proposed removal of the small window on the front of the building (south side) does not comply with the Guidelines mentioned above. The building is a Shingle Style building; hallmarks of this style include asymmetrical facades.

The Applicant proposes to remove door #3, which is the current main entrance into the home. The space would be shingled over. The Applicant then proposes to remove the French doors, labeled door #2, and replace them with a 6-lite over 2-panel Craftsman style door to be 36 inches wide by 80 inches tall. The French doors are shown below from the interior of the home. That space of the house serves as a sunroom. The Applicant wants to replace the French doors with the Craftsman style door to make it more secure. The opening for the French doors is approximately 40 inches wide by 90 inches tall, which is larger than the proposed door. The opening would need to be framed out to be smaller in order to accommodate a door. This proposal does not comply with the Guidelines. Chapter 6.K recommends, "maintain and repair original doors, door frames, sidelights and transoms; weatherstrip doors to reduce air infiltration." The Guidelines recommend against, "unnecessarily replacing original doors" and "changing the size of door openings; blocking or filling doors openings, transoms or sidelights." Staff finds the Craftsman style door is also not an appropriate style given the style of the 21-lite front door shown below, and the 3 lite windows throughout the room. The French doors are a character defining element of the house and their removal would ruin the integrity of the building. Staff suggests the Applicant install an interior door in the opening leading into the house if security is desired (the opening as shown in Figure 32 on the right of the picture).



Figure 30 - Door #3 to be removed and void covered with shingles



Figure 31 - Door #1 to be repaired on sunroom. Door #2 to be removed is opposite this door.



Figure 32 - French doors proposed to be removed as seen from inside

There is a 1 lite over 2 panel Dutch door leading out of the kitchen on the rear of the house. This door used to lead onto a porch. The Applicant proposes to remove the Dutch door (incorrectly labeled door #4 in the photos – this is actually door #5) and replace it with a 6 lite over 2 panel wood door. The Dutch door has been altered over time, as a pet door has been installed in one of the panels. However, the bottom portion of the door could be rebuilt and the top portion remain, which would qualify for tax credit pre-approval. The Guidelines recommend, “when necessary, install replacement doors that are similar in style and finish to the original doors or appropriate to the style of the house.” The entire replacement of the Dutch door does not appear to be necessary. However, if it is determined to be necessary, Staff recommends the Applicant install a 1-lite over 2-panel door to mimic the existing door. Staff recommends tax credit pre-approval for a new door only if it is determined to be necessary. The Dutch door is a unique feature and should be preserved if possible. The windows above the Dutch door in the rear enclosed porch were also not addressed in the application. Staff requires additional information on the material of those windows (which Staff believes are vinyl) and what the replacement will be.



Figure 33- Rear door to be replaced



Figure 34 - Side porch to be replaced

The side porch will be rebuilt. The application explains that the existing porch will need to be removed and then rebuilt. Google maps shows that in 2012 there was an open air deck that extended around the

house, so the porch in its entirety has already been altered, most likely due to its poor condition. The rebuilding of the porch complies with Chapter 6.F recommendations, which recommends maintaining and repairing porches. In this instance the porch must be removed and rebuilt, as it was not properly maintained.



Figure 35 - 2012 Google Maps Street View

The Applicant plans to use wood decking painted gray with off-white round wood columns and turned/colonial style pickets and railing. Given that the house is a shingle style building, Staff does not find the proposed treatment for the rebuilding of the porch is correct. Within the shingle style of architecture, the styles vary from Queen Anne/Victorian to Richard Romanesque. This building does not seem to lean toward the Victorian styles, especially those found in the Queen Anne, which is highly ornate. Chapter 6.F also recommends, “replace deteriorated features with new materials that match the original as closely as possible in material, design and finish” and “replace missing features such as supports or railings with materials that are appropriate in scale, proportion and style.” Staff finds the columns and railings need to be researched further before a style can be chosen, but suggests the Applicant consider using square posts and pickets, or square posts covered in shingle as seen on the neighboring Assembly Rooms.

A 16x20 foot deck will be added on to the rear of the house. The decking and railing will match that used on the side porch. The porch previously wrapped around the side of the house, but the original design is unknown. The addition of the rear deck complies with Chapter 6.F recommendations, which recommends against “removing a porch that is original or appropriate to the building’s development and style.” The porch/deck was previously removed, but now will be partially rebuilt.

Staff finds the following items relating to foundation repairs, grading and the driveway are not adequately addressed and will require additional information or be subject to a future application.

The Applicant also proposes to make foundation repairs and has stated that “the post footers at the side porch near the main entrance have settled and the interior floors, windows and door jams at these areas show signs of settling. Repairs will be made to footings and block walls will be installed 3 feet below grade at these locations after corrections are made to level floors. Necessary landscaping and grading will be done to prevent further issues at these areas.” Staff requires further information on what type of grading will be done and how it will affect the setting around the house.

The Applicant also proposes to add a gravel driveway and parking area off of the existing parking pad, but plans were not submitted showing where this will be located on the site. A plot plan or aerial photograph with the actual shape of the parking pad will need to be submitted for approval.

Staff Recommendation: Staff recommends Approval and tax credit pre-approval for Items 1-11 and for the repair of all windows in Item 13.

Staff recommends:

- 1) Denial of Item 12 – Removal of the chimney
- 2) Denial of Item 13a as proposed – recommend only the rear window be altered and the side window remain the same.
- 3) Denial of Item 13b – removal of the window on the front of the building.
- 4) Denial of Item 14 – the removal and covering of door 3.
- 5) Denial of Item 15 – the removal and replacement of the French doors.
- 6) Item 16 - Tax credit pre-approval for the repair of the Dutch door or approval without tax credit for the replacement with a 1 lite over 2 panel wood door to match the style of the existing door.
- 7) Item 17 – Rebuilding the side porch – Approval and tax credit pre-approval contingent upon receiving a roofing material sample and that columns and railings appropriate to the style of the building be used.
- 8) Item 18 - Approval of rear deck.
- 9) Item 19 – Foundation repairs and grading – Not enough information provided; should be resubmitted in a future application for approval.
- 10) Item 20 – Add gravel driveway and parking area – Not enough information provided; should be resubmitted in a future application for approval.
- 11) The rear windows on the enclosed top level porch were not referenced in the application. Additional information is required if these windows are to be replaced, which they most likely are as some windows are missing.

For Items 12, 13a side window, 13b, 14, 15 and 16 where denial is recommended; Staff recommends tax credit pre-approval for the in-kind repair of these items.

Testimony: Mr. Shad swore in Daniel Roth, who submitted a better drawing of the porch to the Commission. Ms. Holmes asked if he was still trying to get State tax credits. Mr. Daniel Roth said yes. Mr. Daniel Roth explained that they originally wanted to remove the chimney, but understand that it has historic significance and should remain. The one thing they would like to change from the recommendations is door #3. They will leave door #2 in place and follow the Staff recommendation and install a secure door inside. Ms. Holmes explained that the drawings showed door #3 being removed; while the floor plan showed it to remain, but be closed off inside. Mr. Daniel Roth said that he would like to remove door #3 to accommodate a new powder room. Ms. Tennor asked which door will be used as a main entry; Mr. Daniel Roth stated door #1. Mr. Daniel Roth said the Dutch door can be rebuilt or replaced to match the same design. Ms. Tennor confirmed that the French doors will be retained and Mr. Daniel Roth said they would be. He said door #1 and #2 would stay the same, they would like to remove #3 and will rebuild door #4 and #5.

Mr. Taylor clarified that the Applicant was in agreement with the Staff recommendations, except for door #3, which they would like to remove. Mr. Drew Roth asked if the Applicant is fine with leaving the small window on the front of the house. Mr. Daniel Roth stated he was fine with it remaining. The Commission suggested it should stay as the original.

Ms. Zoren suggested looking into changing the location of the kitchen into the dining room, which may allow the Applicant to keep all windows on that level.

Mr. Daniel Roth said the upper porch only contained aluminum storm windows, but it was closed in at some point in time. Mr. Daniel Roth will repair or replace the storm windows in-kind. He said there was one that is missing, but will be replaced with the same materials.

Ms. Holmes told the Applicant that there was a tree between this house and the Assembly Rooms that the last purchaser stated was termite infested.

Mr. Daniel Roth said they did not submit more information on their driveway and that they would have to push that approval back. Mr. Shad said Staff wanted additional information on foundation repair, grading and driveway. Ms. Holmes said they need to know what the grading would look like around the foundation of the house. Mr. Daniel Roth said it would just be a two inch slope to drain rainwater away from the house. He said they will also install a French drain to allow water to flow away, with gravel on top.

Mr. Reich said they are accepting the staff recommendations, but allowing him to remove and cover door #3. Mr. Reich said it does not affect the exterior significantly and is hidden in the porch. Mr. Drew Roth said the door is not visible from the street.

Ms. Holmes stated the foundation repairs are eligible for tax credits.

Motion: Mr. Drew Roth moved to Approve per staff recommendations, but will allow the Applicant to remove and cover door #3 (Item 14) and that foundation repairs are eligible for tax credits. Mr. Reich seconded. The motion was unanimously approved.

16-36 – 3820 Church Road, Ellicott City

Exterior repairs/alterations, tax credit pre-approval.

Applicant: Jodey S. Dance

Background & Scope of Work: According to SDAT the building dates to 1900. The property is located in the Ellicott City Historic District. The application explains, “the building at 3820 Church Road is built directly into the hill. The upstairs rental unit is accessible only from Court Avenue above and the downstairs rental unit is accessible only from Church Road. The steps and cement platforms which access both residential buildings on the property are connected to retaining walls which we believe (but are not certain) may support the foundation and structural solidity of the building itself.” The Applicant seeks approval and tax credit pre-approval to make the following exterior repairs:

- 1) A cement platform, connected to the front corner base of the building is showing major cracks throughout the platform and needs to be replaced. The platform is connected to the front corner base of the building which supports the front porch and entrance way to the building. It is unknown if the front base is a support for the porch or part of the building foundation.



Figure 36 - Landing off of porch at the top of staircase to Church Road

- 2) The corner support for the front porch, which is cinderblock and old stone, is cracked and breaking and has separated from the construction of the front porch of the building, and needs to be repaired. There are three other supports that have been fixed over the years using a variety of materials. All four supports will need to be examined for structural stability and possibly repaired.



Figure 37 - Porch foundation piers



Figure 38 - Porch foundation

- 3) There is a stone wall parallel to Church Road where the first run of stairs is located between two landings. The stairs will need to be replaced and the wall will need to be repaired and repointed.
- 4) The large stone wall along Church Road has been deemed 'unsound' by the owner's USAA insurance. There is visible bulging and protruding stones.



Figure 39 - Wall and staircase at Church Road

- 5) The second flight of stairs, running perpendicular to Church Road, have cracked and crumbled over the winter and needs to be replaced.



Figure 40 - Staircase down to Church Road



Figure 41 - Looking up at staircase from Church Road

- 6) The railings will need to be replaced as they are not to code.



Figure 42 - Area in front of porch

- 7) A cement landing in front of the cottage may also need to be replaced, although it is not as damaged as the other areas.
- 8) Remove old broken cement steps that extend off the main staircase on to the top of the wall that in the garden area in front of the porches.



Figure 43 - Old cement steps

Staff Comments: Staff met the Applicant on-site to review the site and requests. There are many unknowns in this case until excavation begins and the Applicant has not fully determined the extent of the structural issues. The replacement of the staircase to match the existing is considered Routine Maintenance. The Applicant would also like to repair the historic stone wall, without making alterations. The in-kind repair of the wall, such as repointing and installing weep holes for water, would comply with Chapter 9.D recommendations, “identify and retain site features that are important to the historic character of a site” and “preserve historic features, such as retaining walls, fences, terraces, walkways, driveways and steps. When possible, reuse the historic building materials to repair or restore these structures.” In this instance the staircase is not historic, although the wall is. The proposal at this time is to replace the stairs with concrete to match the existing. The staircase railing and fence along the garden area would be replaced with a more historically appropriate black metal fence, which complies with Chapter 9.D recommendations, “install open fencing, generally not more than five feet high, of wood or dark metal.”

The Applicant has also suggested they would be open to using stone or brick pavers in place of the concrete landing, but would need to get more estimates for the work. Using a material other than concrete would comply with Chapter 9.D of the Guidelines, which states, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way” and “construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone.” The Applicant has explained they are trying to get a structural engineer and mason to look at the project, but have been having trouble finding qualified contractors. The landing may require a reconfiguration of its size and elevation to address the slope of the land.

Staff recommends tax credit pre-approval for all work, except for the railings and for any pavers used on the landing, which would not be a structural repair. The stairs, landings and retaining walls are built into the hillside to the point where it is difficult to tell how much is supporting the hillside, which in turn is supporting the house. Staff finds the work would qualify for tax credits, per Section 20.112 of the County Code, which states that eligible work includes, “work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing.” While the work is not being done to the structure, but it appears the work will directly affect the structure.

Staff Recommendation:

Staff recommends:

- 1) Approval of the project as submitted in concept, with permission for Staff Approval for the details on the platform landing.
- 2) Approval for the repair, repointing and addition of weep holes for of all the stone walls.
- 3) Approval for the replacement of concrete steps within a similar layout using concrete.
- 4) Approval of the replacement of the black metal railings with black metal railings to be similar in style to others found around town and to meet code requirements.
- 5) Staff recommends the Applicant return to the Commission with a future application addressing repairs to the porch and house if the repairs will utilize different materials, otherwise Staff recommends Approval of the repairs if the materials will remain the same.
- 6) Staff recommends tax credit pre-approval for all work, except for the railings and for any pavers used on the landing, which would not be a structural repair.

Testimony: Mr. Shad swore in Kyle Gordon, a neighbor representing Ms. Dance who could not attend. Mr. Gordon stated the stairs are crumbling and needs to be fixed promptly. Ms. Holmes stated the Applicant was trying to find qualified contractors and structural engineers to fix these issues. Mr. Roth said he was fine with the Staff recommendations and the other Commission members agree.

Motion: Ms. Zoren motion to approve based on the Staff recommendations. Ms. Tennor seconded. The motion was unanimously approved.

16-08 –8505-8507 Main Street, Ellicott City (continued from March, April and May)

Exterior alterations.

Applicant: Troy Samuels

Background & Scope of Work: This building is located in the Ellicott City Historic District and is in the process of being constructed. The previous owner received approval to demolish the house in February 2011, which expired before the demolition took place. In July 2014 the previous owner came back to the Commission for approval to demolish the house again in order to sell the property to the current

Applicants. The Applicants came before the Commission in March 2016 for approval to make modifications to the previously approved plans. The Commission requested additional drawings from the Applicant in order to make a decision on the application and the case was continued to the April and May 2016 meetings (the case was not discussed at the meetings as the Applicant has requested additional continuances).

The Applicant has submitted revised drawings that still show a parapet wall, but one that has been lowered to 12 inches in height. The parapet wall is still shown at an adverse angle from the mansard roof.

Windows, Front Door and Patio Door

The Applicant now seeks approval to change the windows from the Andersen Narroline to Jeld-Wen 2500 series, 1:1 wood window. The color will remain white. The Applicant proposes to change the front door from a Jeld-Wen 6 panel wood door to a Jeld-Wen 3 lite over 3 panel wood door. There are spec sheets without photographs for a Jeld-Wen sliding patio door, but no other reference in the application.

Mansard Roof

The Applicant proposes to cover the mansard roof using GAF Timberline HD asphalt shingles in the color Weathered Wood. The application states that HardiePlank was originally approved, however that is incorrect; the mansard roof was originally to be shingled in oxford grey asphalt shingles.

Staff Comments:

Windows, Front Doors and Patio Door

Staff has no objection over the change to the Jeld-Wen w2500 series window from the Andersen Narroline. The window will remain wood, which complies with the Guidelines, “use materials common to the historic district, such as wood siding, wood shingles, brick, stone or stucco, and compatible with materials used in the immediate vicinity.”

The front door that has been submitted is a craftsman style door, which is not the style of the house. Chapter 8.B recommends, “use elements such as porch shapes, window or door openings...and other characteristics that echo historic Ellicott City buildings.” There are no craftsman style homes in the immediate vicinity. The originally approved 6-panel door is the most architecturally appropriate door for the style of the house. Chapter 6.G of the Guidelines explains, “Historically, most Ellicott City doors were painted, paneled wood. Six-panel and eight-panel doors were used during the early period.” Staff understands a door with windows is desired and recommends the Applicant consider a different style of glass and paneled door, as recommended by Chapter 6.G of the Guidelines.

The new submittals show two different scenarios with the front door. Staff is unclear which scenario is currently proposed. The doors were originally approved to be



Figure 44 – Neighboring buildings

paired in the center.

The application does not indicate where the patio door will be located, although it will most likely be on the rear of the house. Staff recommends the Applicant submit a future application with a spec sheet of the proposed patio door.

Mansard Roof

There appears to be some confusion over the original material of the mansard roof, which was to be a Tamko asphalt shingle in the color Oxford Grey. The current Applicant proposes to use GAF Timberline asphalt shingles in the color Weathered Wood. The siding on the house will be HardiePlank siding in the color Navajo Beige. Staff is concerned the Weathered Wood shingle will be too monotone and not appropriate with the design of a mansard roof. The neighboring house also has a mansard roof and the siding and roof shingle is unpainted wood shingle. Staff recommends the roof be constructed with the Oxford Grey shingles as previously approved. Another brand may certainly be used, if samples of the shingle are provided and determined to be appropriate. Staff finds the Weathered Wood shingle will stand out as fake material next to the neighboring wood shingle roof and not blend in with the neighboring architecture. The neighboring houses are shown below.

Stone

A photograph of stone has been submitted, but Staff finds it is not clear enough to determine if it is acceptable. Staff recommends a sample of the stone be presented prior to or at the meeting.

Staff Recommendation: Staff finds the Applicant has not submitted a complete application or provided the correct supplementary materials requested at the March meeting. Therefore, Staff recommends the application be denied.

Testimony: Mr. Shad swore in Todd O'Dell and Luis de Leon. The Applicant passed out new drawings, but there was an error on the elevation drawings, which did not show the doors being paired. Ms. Holmes asked if they intended to pair the front doors. Mr. De Leon said the elevations are incorrect and the doors should be paired. Mr. Taylor asked for the exhibit to be June 1 exhibit. Mr. Reich said the parapet wall is gone from the drawings. Mr. O'Dell said it might not comply with the building code though. Mr. De Leon said the parapet wall minimum height is 30 inches. Mr. Reich said the code requirement is for the party wall, but not a parapet wall. Mr. O'Dell said they could take the parapet wall down.

The Commission and Staff said there needs to be one consistent plan for the HPC and Department of Inspections and Licensees and Permits (DILP) files.

Mr. Reich stated the drawings were inaccurate; the windows are actually taller and thinner on the front. He said there are a bunch of details that are inaccurate. Mr. O'Dell said they could change those drawings and resubmit to DILP and HPC Staff. Mr. O'Dell said the Jeld Wen windows were installed. Ms. Holmes said those windows were not yet approved.

Mr. Taylor said the height of the structure needed to be corrected, the doors need to be paired and the finishings need to be approved. Ms. Holmes said the Applicant wanted to change the windows from 1:1 Andersen Narroline to Jeldwen w2500 series 1:1 wood window, change the Jeldwen 6 panel wood door to 3 panel over 3 lite wood door, for the mansard roof use the color weathered wood but the original application was for oxford gray asphalt shingle. Staff would prefer to see the gray asphalt shingle remain, prefer a 6 panel wood door which is shown on the drawings but the detail is not correct, and no

objection to window change. Mr. O'Dell said they are fine to use the gray shingles and front door that was approved.

Mr. Roth motioned to go into closed session to offer legal advice of the Rules of Procedure and Code. Mr. Reich seconded. The motion was unanimously approved.

The Commission returned to open session. Mr. Roth said the Commission is not ready to make a decision until Staff has had a chance to review all materials submitted and provide further recommendations to the Commission. Mr. Reich said that the building being constructed does not follow the original approval. Mr. Shad said some of the details do not follow the original approval. Mr. Roth said if they construct what was originally approved, then the Commission does not need to issue approval. Mr. Reich said as long as they follow the original approval the Commission does not need to be involved, unless changes are requested. Mr. Burgess said they need to submit a plan that has a drawing showing exactly what is being built and materials to be used, so there is a record of them following the original approval.

Ms. Holmes pointed out that the front elevation shows 4 feet of painted parged block, which was never approved. Mr. Roth said they need to work with staff and provide staff more information. Mr. Reich said they will need to resubmit the application.

Motion: Mr. Shad said the application was being continued until the Applicant resubmitted with more information.

Other Business

HPC-16-06-Consideration of Dear Colleague Letter discussed at April Meeting.

Mr. Roth motioned to go into closed session for legal advice. Ms. Tennor seconded. The Commission went back into open session.

Motion: Mr. Roth moved that the letter signed by Allan Shad, Drew Roth, Erica Zoren and Bruno Reich dated April 6, 2016 regarding the subdivision of 3538 Church Road, Ellicott City to the Director of Planning and Zoning, Valdis Lazdins, was an official act of the Historic Preservation Commission. Mr. Reich seconded. Ms. Tennor opposed. The motion was approved by a vote of 4 to 1. The meeting was adjourned.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

Beth Burgess, Executive Secretary

Samantha Holmes, Preservation Planner

Allan Shad, Chair

Yvette Zhou, Recording Secretary